

HOME  TRUTHS

Leighfield Close, Leyland

PR25 5AQ

  
£309,995





Spacious four bedroom detached property in a popular residential location offering over 1100 square feet of accommodation and within easy reach of primary transport routes and town centre amenities. This family home is available with no upward chain. The driveway can accommodate two vehicles and leads to the detached garage with power and light. Step into the welcoming entrance hallway with cloakroom off comprising wash hand basin and wc. The living room has plenty of natural light from and patio doors opening to the garden. The dining kitchen comprises a range of wall and base units with five burner gas hob, double electric oven and grill, refrigerator, freezer and dishwasher. There is plenty of room for dining and the separate utility room has space, power and plumbing for additional appliances. Externally the garden is mainly laid to lawn with shed and trampoline pit. Back inside, stairs lead to the first floor landing with access to the loft and large airing cupboard. Bedroom one has built in wardrobes and en suite comprising mixer shower in cubicle, wc, wash hand basin and ladder heated towel rail. Bedrooms two and three are also doubles with bedroom four a comfortable single to the rear. The family bathroom comprises bath with screen and mixer shower over, ladder heated towel rail, wc and wash hand basin.





Spacious four bedroom detached property with over 1100 square feet of accommodation and within easy reach of primary transport routes and town centre amenities. Available with no upward chain.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached family home
- Four bedrooms
- Popular residential location
- No upward chain
- Over 1100 square feet of accommodation
- Virtual tour



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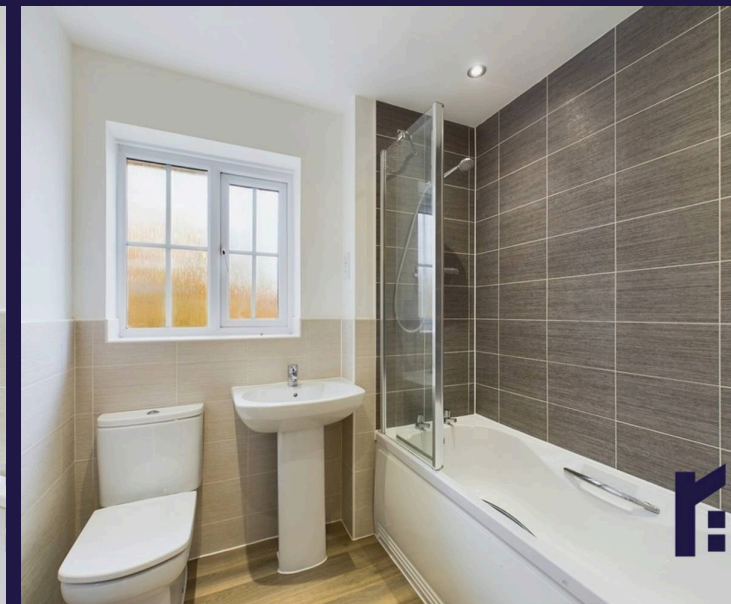
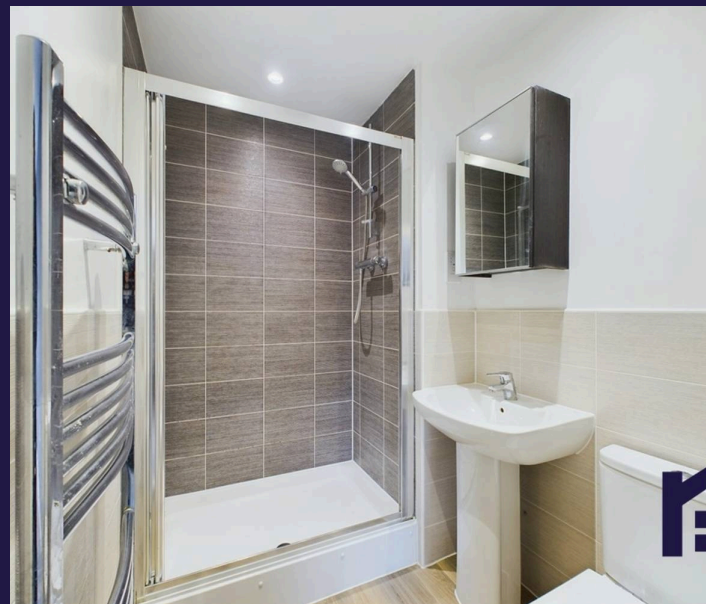
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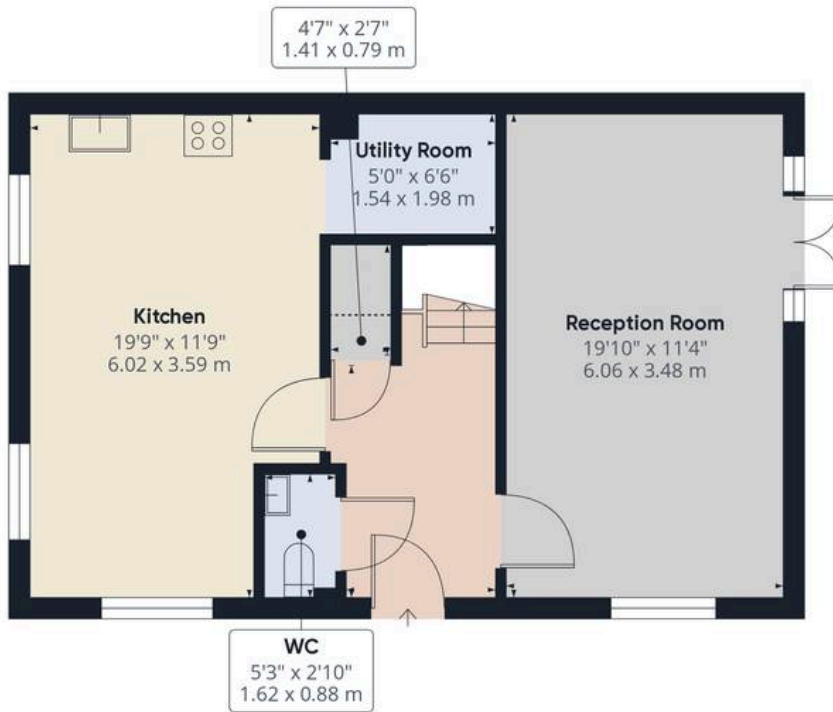
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Coppull Branch

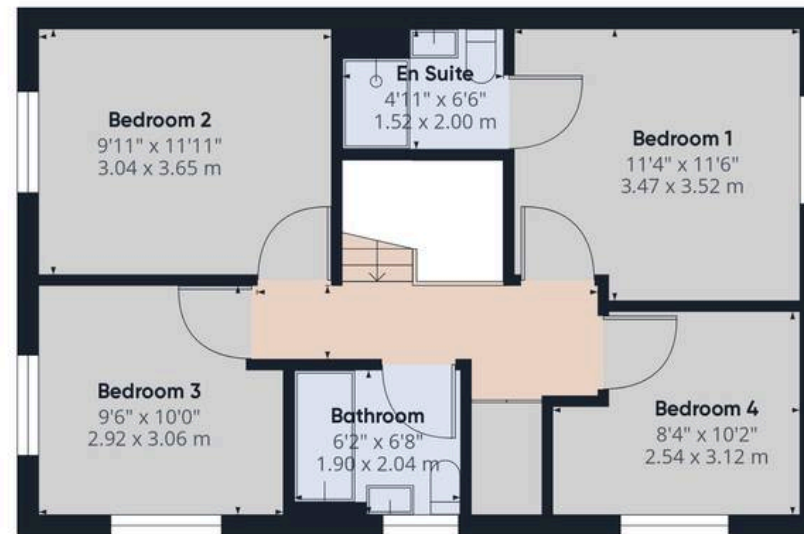
244 Spendmore Lane, Coppull, PR7 5DE  
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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1145.18 ft<sup>2</sup>  
106.39 m<sup>2</sup>

**Reduced headroom**

7.23 ft<sup>2</sup>  
0.67 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**